



37 OLD ABBEY ROAD

North Berwick, East Lothian, EH39 4BP



1

Public Room



3

Bedrooms



1

Bathroom



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This charming end-terraced house is ideally located in the seaside town of North Berwick, just a short walk from the train station, town centre, schools, and the beach. Set within a quiet residential community, it includes garage parking and a secluded terrace for outdoor seating. The interiors feature a principal bedroom with a dressing room, two additional double bedrooms (option for extra living space), a shower room, and a convenient ground-floor WC. There is also a south-facing reception room and a kitchen that includes a utility room and rear external access to the attached garage.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Desirable seaside town address
- End-terraced house within a residential development
- Vestibule and reception hall with storage and handy WC
- South-facing living/dining room with storage
- Bright kitchen with external rear access and a utility room
- Principal bedroom with a fitted dressing room
- Two further double bedrooms (option for a second reception room)
- Bright, easy-access shower room
- Secluded first-floor terrace for outdoor seating
- Attached single garage







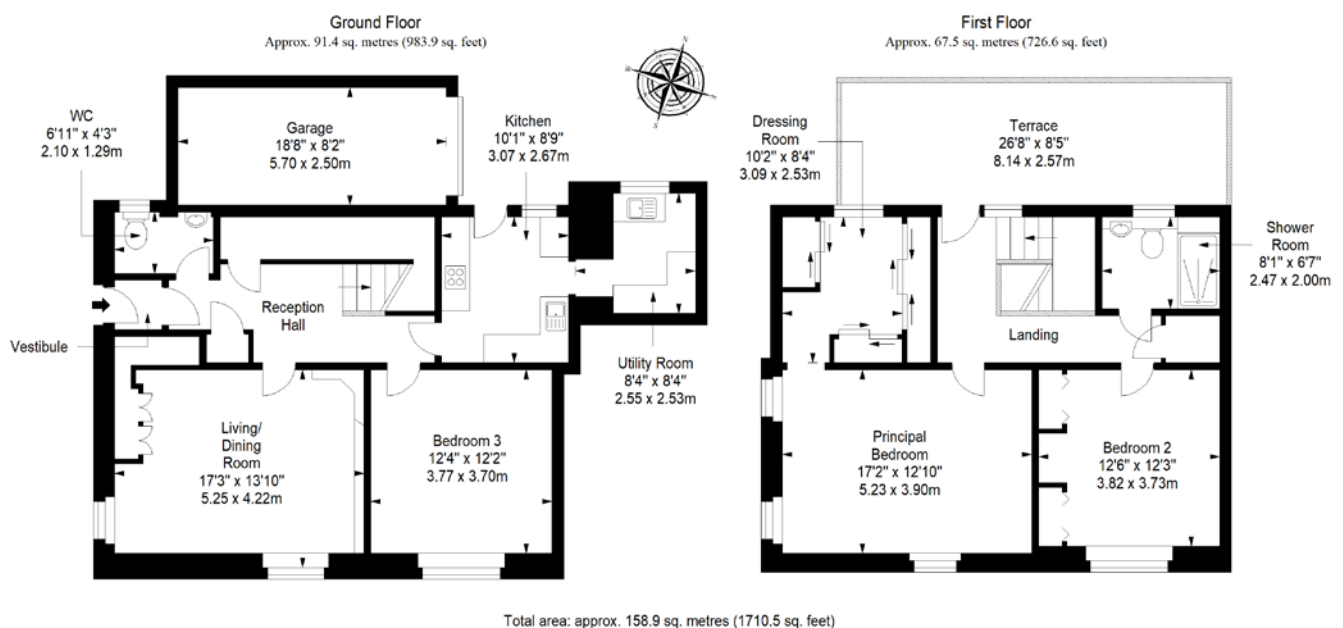


Extras: All fitted floor and window coverings and light fittings are included.



NORTH BERWICK, EAST LoTHIAN

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



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